

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING
OF
Friday, September 04, 2015**

Minutes of the Regular Meeting of the County Planning Department Hearings held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:00 a.m. by **Ryan Foster, Hearing Officer**.

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

Ryan Foster, Hearing Officer: opens meeting and explains issues with agenda.

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

No one coming forward.

CONSENT AGENDA

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. Hearing to consider a request by **CAROL WALTOS** for a Minor Use Permit/Coastal Development Permit (DRC2014-00092) to allow the construction of a two-story 2,400 square foot mixed use building with 1,200 square feet of office space on the first floor and one, 1,200 square foot residence on the second floor with an attached garage. The project also includes a request to modify the parking standards established in Section 23.04.160 by reducing the required number of spaces from 5 to 4. The project will result in the disturbance of the entire parcel through development, landscaping and associated improvements. The building will be 26'-3" in height above natural grade. The project site is within the Office and Professional land use category within the Central Business District located at 696 South Ocean Avenue in the community of Cayucos. The site is in the Estero planning area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

County File Number: DRC2014-00092
Supervisory District: 2
Project Manager: Megan Martin

Assessor Parcel Number: 064-145-037
Date accepted: July 14, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by **CAROL WALTOS** for a Minor Use

Permit/Coastal Development Permit (DRC2014-00092) is granted based on the Findings A through L. in Exhibit A and subject to the Conditions 1 through 26 in Exhibit B. (Document Number: 2015-069_PDH)

4. Hearing to consider a request by **VERIZON WIRELESS** for a Minor Use Permit/Coastal Development Permit (DRC2015-00009) to allow the construction and operation of an unmanned wireless communications facility, consisting of one 2'-0" tall by 1'-3" diameter cylindrical "cantenna" antenna mounted on the top of a 7'-1" extension to an existing 29'-5" utility pole (top of antenna will be at a height of 37'-9" above ground); two RRUs mounted at a height of 12'-8" on the wooden utility pole; two ground mounted equipment cabinets with heights of 3'-4" and 4'-2" near the base of the utility pole; and associated utilities and equipment. The proposed project will result in approximately 15 square feet of site disturbance in the Residential Single Family land use category. The project site is located on and adjacent to the existing utility pole at the southeast corner of the Melrose Avenue and Berwick Drive intersection in the community of Cambria. The site is in the North Coast planning area. Also to be considered is approval of the environmental document. A Class 3 categorical exemption was issued for this project.

County File Number: DRC2015-00009
Supervisory District: 2
Project Manager: Airlin M. Singewald

Location: County Right-of-Way
Date Accepted: July 31, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by VERIZON WIRELESS for a Minor Use Permit/Coastal Development Permit (DRC2015-00009) is granted based on the Findings A. through M. in Exhibit A and subject to the Conditions 1 through 22 in Exhibit B. (Document Number: 2015-070_PDH)

5. Hearing to consider a request by **VERIZON WIRELESS** for a Minor Use Permit/Coastal Development Permit (DRC2015-00011) to allow the construction and operation of an unmanned wireless communications facility, consisting of one 2'-0" tall by 1'-3" diameter cylindrical "cantenna" antenna mounted on the top of an existing 30'-10" wooden utility pole; two RRUs mounted at a height of 10'-0" on the wooden utility pole; two ground mounted equipment cabinets with heights of 3'-4" and 4'-2" near the base of the utility pole; and associated utilities and equipment. The proposed project will result in approximately 15 square feet of site disturbance in the Residential Single Family land use category. The project site is located on and adjacent to the existing utility pole at the western corner of the Whitehall Avenue and Dorsett Street intersection in the community of Cambria. The site is in the North Coast planning area. Also to be considered is approval of the environmental document. A Class 3 Categorical Exemption was issued for this project.

County File Number: DRC2015-00011
Supervisory District: 2
Project Manager: Airlin M. Singewald

Location: County Right-of-Way
Date Accepted: July 31, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by VERIZON WIRELESS for a Minor Use Permit/Coastal Development Permit (DRC2015-00011) is continued to October 2, 2015.

HEARING ITEMS

6. Hearing to consider a request by **VERIZON WIRELESS** for a Minor Use Permit/Coastal Development Permit (DRC2015-00010) to allow the construction and operation of an unmanned wireless communications facility, consisting of one 2'-0" tall by 1'-3" diameter cylindrical "cantenna" antenna mounted on the top of an existing 28'-9" utility pole; two RRUs mounted at a height of 10' on the wooden utility pole; two ground mounted equipment cabinets with heights of 3'-4" and 4'-2" near the base of the utility pole; and associated utilities and equipment. The proposed project will result in approximately 15 square feet of site disturbance in the Residential Single Family land use category. The project site is located on and adjacent to the existing utility pole immediately north of the Pineridge Avenue and Wilcombe Drive intersection in the community of Cambria. The site is in the North Coast planning area. Also to be considered is approval of the environmental document. A Class 3 categorical exemption was issued for this project.

County File Number: DRC2015-00010
Supervisorial District: 2
Project Manager: Airlin M. Singewald

Location: County Right-of-Way
Date Accepted: July 31, 2015
Recommendation: Approval

Ryan Foster, Hearing Officer: explains this item was incorrectly placed as a hearing item on the agenda.

Ryan Foster, Hearing Officer: opens public comment with no one coming forward.

Thereafter, on motion of the hearing officer, the request by VERIZON WIRELESS for a Minor Use Permit/Coastal Development Permit (DRC2015-00010) is granted based on the Findings A. through M. in Exhibit A and subject to the Conditions 1 through 27 in Exhibit B. (Document Number: 2015-071_PDH)

ADJOURNMENT

Next Scheduled Meeting: September 18, 2015, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Nicole Retana, Secretary
Planning Department Hearings

Minutes will be approved at the October 16, 2015 Planning Department Hearings Meeting.